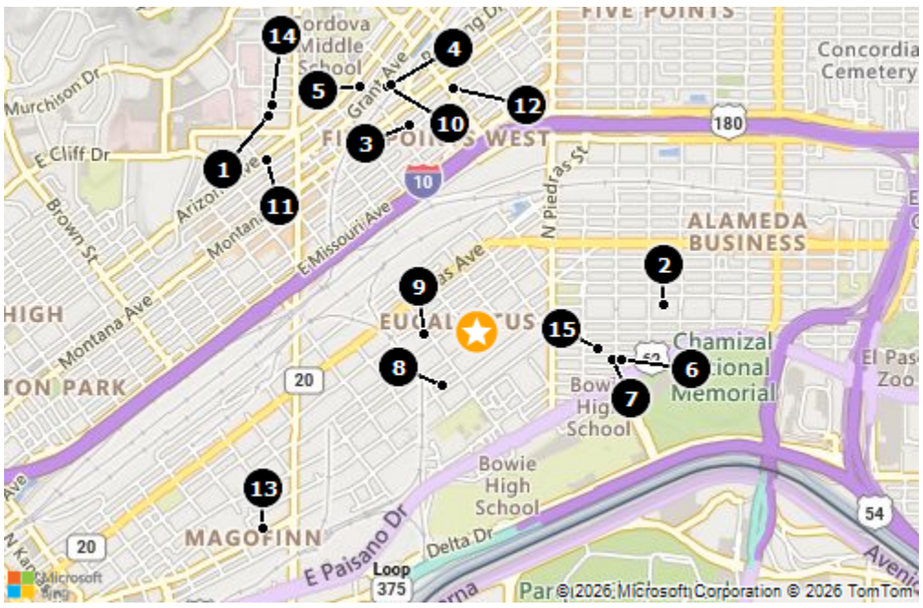
ICE SiteX Report

OrderID: 98722965

SiteX Property Information Report



Subject Property Location

2105 MAGOFFIN AVE, EL PASO, TX 79901-2021

County:	**EL PASO TX**	Census Tract:	481410028.004027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	B202-999-0330-4400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$156,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$127,920 - $184,080	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CEP IEP SCC SHO
Assd Land Value:	$16,476	Market Land Value:	$16,476	Tax Year:	2025
Assd Improvement:	$140,184	Market Improvment Value:	$140,184	Total Taxable Value:	$4,286
Total Assessed Value:	$156,660	Total Assessor Market Value:	$156,660	Delinquent Year:	
				Tax Account ID:	250528
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Subdivision: A BASSETT Map Ref: MAP Z-15

Abbreviated Description:	33 BASSETT LOT 19 (3000 SQ FT)
City/Muni/Twp:	CITY OF EL PASO

Property Characteristics

Lot Size:	3,000 SF	Bedrooms:		Pool:	
Building Area:	1950 SF	Baths:	1	Fireplace:	
Year Built:	1912	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2026	Sales Price:	N/A
Document #:	20260072107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/11/2025	Sales Price:	$134,000
Document #:	20250054613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/26/2025	Loan Amount:	N/A
Document #:	20250050426 BK-PG -	Loan Type:	Commercial
TD Due Date:	07/01/2055	Type Finance:	

Legal Description:
Lot: 19 Block: 33 Subdivision: BASSETT ADDITION
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	05/29/2024	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722965

Document #:	20240038230 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/22/2024		
Document Type:			

Legal Description:
Lot: 19 Block: 33 Subdivision: BASSETTS ADDITION Map Ref: VOL 5 PG 21
City/Muni/Twp: EL PASO

Prior Transfer

Recording Date:	05/22/2024	Sales Price:	N/A
Document #:	20240038230 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Subdivision: A BASSETT Map Ref: MAP Z-15
Abbreviated Description: 33 BASSETT LOT 19 (3000 SQ FT)
City/Muni/Twp: CITY OF EL PASO

Prior Transfer

Recording Date:	07/03/1997	Sales Price:	N/A
Document #:	97040698 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/30/1997		
Document Type:			

Legal Description:
Lot: 19 Block: 33 Subdivision: BASSETTS ADDITION Map Ref: MB5 PG21
City/Muni/Twp: EL PASO

Area Sales Analysis

Total Area Sales	$11,000	Median # of Bedrooms	2
Median Lot Size	4,500 SF	Median # of Baths	1
Median Living Area	1,088 SF	Median Year Built	1930
Price Range - 2 Yrs	to $7,000	Age Range	23 years to 114 years
Median Value		Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.82Mi.	**1116 IDAHO ST** **EL PASO, TX 79902-3014**	10/06/2026			1700	/4/3	1930	6,000 SF	
		APN: H453-999-0080-9600 Document #: 20260084127 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31&32 Block: 8 Subdivision: HISGHLAND PARK ADDITION MapRef: VOL 1 PG 54 Abbreviated Description: Lot:31&32 Block:8 Subdivision:HISGHLAND PARK ADDITION Map Ref:VOL 1 PG 54City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
2	.52Mi.	**3212 RIVERA AVE** **EL PASO, TX 79905-3615**	09/18/2026			972	5/2/1	2003	3,500 SF	
		APN: E014-999-000D-5100 Document #: 20260078896 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: D Subdivision: EAST EL PASO ADDITION Abbreviated Description: Lot:25 Block:D Subdivision:EAST EL PASO ADDITION City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
3	.6Mi.	**2309E E YANDELL DR** **EL PASO, TX 79903-3614**	09/04/2026			1160	//1	1918	4,500 SF	
		APN: C849-999-0170-2100 Document #: 20260075383 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: COTTON Tract No: 7 Abbreviated Description: Lot:17 Subdivision:COTTON Tract No:7 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
4	.72Mi.	**2320 GRANT AVE** **EL PASO, TX 79930-1023**	07/01/2026			1171	/2/1	1929	6,000 SF	
		APN: C849-999-020B-6100 Document #: 20260055906 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11&12 Block: 20 Subdivision: COTTON ADDITION MapRef: VOL 3 G 23 Abbreviated Description: Lot:11&12 Block:20 Subdivision:COTTON ADDITION Map Ref:VOL 3 G 23City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
5	.75Mi.	**2230 ARIZONA AVE** **EL PASO, TX 79930-1005**	04/23/2026			2625	//2	1946	6,659 SF	
		APN: C849-999-0300-4600 Document #: 20260033660 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 30 Subdivision: COTTON PLACE ADDITION MapRef: VOL 6 PG 53 Abbreviated Description: Lot:18 Block:30 Subdivision:COTTON PLACE ADDITION Map Ref:VOL 6 PG 53City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
6	.41Mi.	**3103 CYPRESS AVE** **EL PASO, TX 79905-4108**	03/06/2026	$4,000	$4	819	/2/1	1916	3,000 SF	
		APN: M488-999-0030-7900 Document #: 20260018714 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: 3 MIRAFLOR Abbreviated Description: Lot:31 Subdivision:3 MIRAFLOR City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
7	.39Mi.	**3031 CYPRESS AVE** **EL PASO, TX 79905-4106**	03/06/2026	$7,000	$7	930	/2/1	1963	3,000 SF	
		APN: M627-999-0030-4600 Document #: 20260018713 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: O 1 MOELLER Abbreviated Description: Lot:16 Subdivision:O 1 MOELLER City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
8	.17Mi.	**1913 OLIVE AVE** **EL PASO, TX 79901-1908**	02/27/2026			2834	//3	1912	6,959 SF	
		APN: B202-999-0290-5600 Document #: 20260016384 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21-23 Block: 29 Subdivision: BASSETTS ADDITION MapRef: VOL 5 PG 21 Abbreviated Description: Lot:21-23 Block:29 Subdivision:BASSETTS ADDITION Map Ref:VOL 5 PG 21Abbreviated Description:LOT : EAST 10 FEET OF LOT 21&2 WEST 23 FEET OF LOT 23 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO								
9	.14Mi.	**81N N EUCALYPTUS ST** **EL PASO, TX 79901-1936**	10/27/2025			1157	//1	1916	1,156 SF	
		APN: B202-999-1160-1100 Document #: 20250085936								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 116 Subdivision: BASSETTS ADDITION MapRef: VOL 5 PG 21 Abbreviated Description: Lot:1&2 Block:116 Subdivision:BASSETTS ADDITION Map Ref:VOL 5 PG 21Abbreviated Description:LOT : SOUTH 45 FT OF LOT 1 & 2 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

10	.71Mi.	**2312 GRANT AVE** **EL PASO, TX 79930-1023**	08/21/2025	1088	//1	1929	6,000 SF

APN: C849-999-020B-5700 Document #: 20250066184
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 20 Subdivision: SUPPLEMENTAL MAP OF COTTON ADDITION Abbreviated Description: Lot:9&10 Block:20 Subdivision:SUPPLEMENTAL MAP OF COTTON ADDITION City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

11	.75Mi.	**1118 N LAUREL ST** **EL PASO, TX 79902-5116**	08/20/2025	1078	/3/1	1919	2,625 SF

APN: F607-999-0760-1000 Document #: 20250066091
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 76 Subdivision: FRANKLIN HEIGHTS ADDITION Abbreviated Description: Lot:1-4 Block:76 Subdivision:FRANKLIN HEIGHTS ADDITION Abbreviated Description:LOT : NORTH 30 FEET OF LOT 1-3 NORTH 30 FEET OF WEST OF LOT 4 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

12	.67Mi.	**806 MAGNOLIA ST** **EL PASO, TX 79903-3703**	07/14/2025	510	//1	1949	897 SF

APN: B202-999-0880-3600 Document #: 20250055187
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 88 Subdivision: BASSETT ADDITION MapRef: VOL 5 PG 21 Abbreviated Description: Block:88 Subdivision:BASSETT ADDITION Map Ref:VOL 5 PG 21Abbreviated Description:LOT: NORTH 17.93 OF LOT 17&18 City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

13	.8Mi.	**1305E E SAN ANTONIO AVE** **EL PASO, TX 79901-2641**	07/10/2025	1717	//2	1946	2,995 SF

APN: M032-999-0050-2900 Document #: 20250054249
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 5 Subdivision: MAGOFFIN HOMESTEAD Abbreviated Description: Lot:20 Block:5 Subdivision:MAGOFFIN HOMESTEAD City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

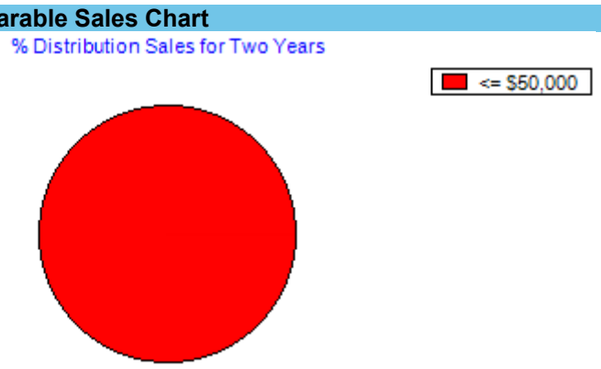
14	.84Mi.	**2005 ATLANTA AVE** **EL PASO, TX 79902-3002**	07/09/2025	988	/3/1.75	1956	6,000 SF

APN: H453-999-0090-4300 Document #: 20250053864
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 9 Subdivision: THIRD AMENDED MAP OF HIGHLAND PARK ADDITION MapRef: VOL 13 PG 8 Abbreviated Description: Lot:13&14 Block:9 Subdivision:THIRD AMENDED MAP OF HIGHLAND PARK ADDITION Map Ref:VOL 13 PG 8City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

15	.34Mi.	**3008 FINDLEY AVE** **EL PASO, TX 79905-3503**	06/16/2025	912	/2/1	1962	6,000 SF

APN: M627-999-0030-7000 Document #: 20250047788
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26&27 Block: O-1 Subdivision: MOELLERS ADDITION TO GARDEN SUBDIVISION OF EAST EL MapRef: VOL 14 PG 21 Abbreviated Description: Lot:26&27 Block:O-1 Subdivision:MOELLERS ADDITION TO GARDEN SUBDIVISION OF EAST EL Map Ref:VOL 14 PG 21City/Muni/Twp:EL PASO City/Muni/Twp: EL PASO

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2105 MAGOFFIN AVE**	**05/22/2024**	$156,660	$156,660	1,950	//1	1912	3,000 SF	
0Mi.	**2107 MAGOFFIN AVE**	**01/01/2000**	$101,637	$101,637	950	//1	1912	3,000 SF	
.01Mi.	**2109 MAGOFFIN AVE**	**05/16/2022**	$143,849	$143,849	1,320	//1	1912	3,000 SF	
.02Mi.	**60 WILLOW ST**	**01/01/2009**	$115,566	$115,566	1,161	//1	1912	2,000 SF	
.03Mi.	**61 WILLOW ST**	**02/25/2005**	$94,004	$94,004	870	//1	1948	1,500 SF	
.04Mi.	**2114 BASSETT AVE**	**06/10/2010**	$86,695	$86,695	768	//1	1912	3,000 SF	
.04Mi.	**2121 MAGOFFIN AVE**	**01/16/2002**	$134,249	$134,249	1,608	/3/2	1940	3,000 SF	
.04Mi.	**2116 BASSETT AVE**	**12/23/2003**	$164,700	$164,700	2,000	//1	1912	3,000 SF	
.04Mi.	**2030 BASSETT AVE**	**01/13/2020**	$113,131	$113,131	1,134	//1	1912	3,000 SF	
.04Mi.	**2123 MAGOFFIN AVE**	**04/19/2024**	$175,728	$175,728	2,245	//1	1912	3,000 SF	
.04Mi.	**2118 BASSETT AVE**	**12/10/2024**	$105,316	$105,316	855	/2/1	2018	3,000 SF	
.04Mi.	**2026 BASSETT AVE**	**07/18/2020**	$140,202	$140,202	682	//1	1912	4,500 SF	
.05Mi.	**2120 BASSETT AVE**	**11/05/2003**	$120,282	$120,282	1,247	//1	1912	3,000 SF	
.05Mi.	**2025 MAGOFFIN AVE**	**09/02/2015**	$107,773	$107,773	1,042	//1	1912	3,000 SF	
.05Mi.	**2022 BASSETT AVE**	**09/23/2005**	$165,387	$165,387	1,222	//2	1912	4,500 SF	
.05Mi.	**2017 MAGOFFIN AVE**	**10/01/2015**	$213,597	$213,597	2,610	//2	1912	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	80%	Households Occupied by Owners:	6%

Demographics & Income

Median Age:	44.1 years old	Households:	3,770
Median Household Income:	$14,801	Households w/Family:	39%
Household Income Per Capita:	$9,837	Households w/Family Married:	20%
Most Common Education Level:	Some High School	Households w/Family Children:	18%

School District

School District Zone:	El Paso Independent School District	Students:	48,118
Number of Schools:	77	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Guillen Middle School** Number of Students: 433 Student-Teacher Ratio: 13.7 Advanced Placement: Yes	F	Public	6 - 8
1.87Mi.	**Silva Health Magnet** Number of Students: 544 Student-Teacher Ratio: 15.17	A+	Public	9 - 12
0.51Mi.	**Bowie High School** Number of Students: 1,003 Student-Teacher Ratio: 13.47 Advanced Placement: Yes	F	Public	9 - 12
8.06Mi.	**Transmountain Early College High School** Number of Students: 354 Student-Teacher Ratio: 14.23	A+	Public	9 - 12
0.94Mi.	**Career & Tech Education Center** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	9 - 12
0.22Mi.	**Douglass Elementary School** Number of Students: 451 Student-Teacher Ratio: 14.91	C-	Public	EE - 5

Flood Report

The Subject Property of **2105 MAGOFFIN AVE, EL PASO, TX 79901-2021** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	146%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	176%	NOTABLY HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	190%	NOTABLY HIGHER
FORCIBLE RAPE	170%	NOTABLY HIGHER
MURDER	179%	NOTABLY HIGHER
OVERALL	189%	NOTABLY HIGHER

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Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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